



Bluestone Court, Backworth NE27 0GH

£465,000

Beautifully positioned in this gorgeous cul-de-sac showcasing a fabulous plot size. This lovely, family detached home is double fronted and enjoys a corner site with multi-car parking, large double garage and potential for extending, subject to planning. This highly sought after Court is located within this prestigious modern development, close to popular school, bus routes and with excellent transport links to the City Centre, A19 North and South, Cobalt Business Park and Silverlink. The local Metro is also close by. Elegant, spacious and light throughout, boasting an impressive hallway with sweeping, turned staircase up to the first floor, downstairs cloaks/w.c., superb sized lounge/dining room with bi-fold doors out to the garden area. The dining kitchen enjoys a dual aspect with feature bay windows, a spacious dining area and stylish fitted kitchen with integrated appliances, separate utility room with access out to the garden, Generous landing area, four double bedrooms, the principle bedroom with high gloss fitted wardrobes and luxurious en-suite shower room. Outstanding family bathroom with separate shower cubicle. Private and enclosed rear garden with patio and lawn, access into the double garage which the current family have partitioned to provide excellent space for a home gym and large garage area with superb storage. Multi car driveway to the front and a front and side wrap around garden.

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: an impressive, light and airy hallway with sweeping, turned staircase up to the first floor, large cloaks cupboard, radiator and radiator cover, wood effect flooring, door to:

DOWNSTAIRS CLOAKS/W.C.: contemporary cloaks with half pedestal washbasin, mixer taps, low level w.c. with recessed flush, radiator, wood effect flooring, modern tiling

LOUNGE/DINING ROOM: (front and side): 24'2 x 12'6, (7.37m x 3.81m), a stunning lounge and dining room with measurements into feature double glazed bay window, double glazed bi-fold doors out to the garden area, two radiators, wood effect flooring

DINING KITCHEN: (front and side): 24'4 x 10'9, (7.54m x 3.28m), with measurements into two double glazed bay windows, additional double glazed window ensuring this gorgeous room oozes natural light and space, spacious family dining area flowing into the kitchen which is fitted with a stylish and contemporary range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, microwave, five burner gas hob, cooker hood, integrated fridge freezer, dishwasher, LVT flooring, radiator, door to:

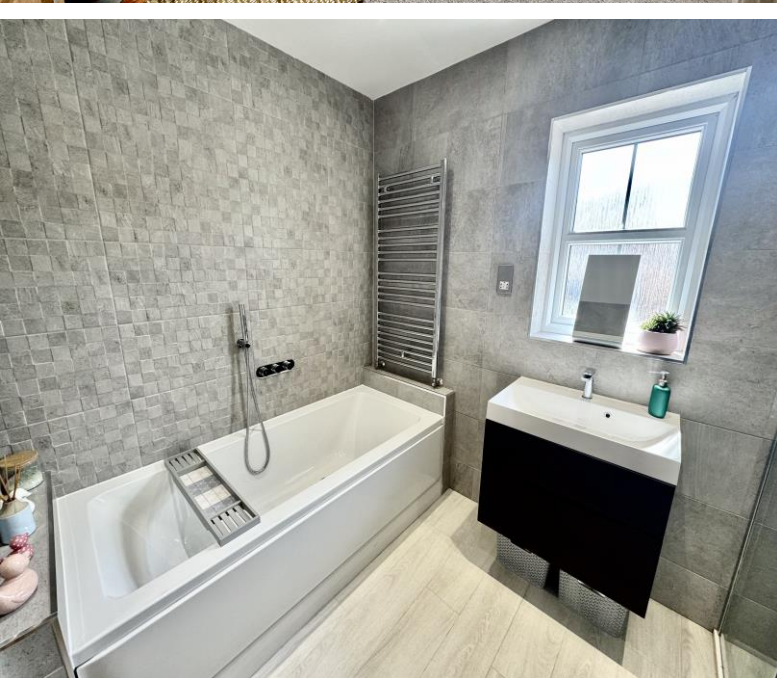
UTILITY ROOM: 7'3 x 5'4, (2.21m x 1.62m), fitted base and wall units, roll edge worktop, plumbed for automatic washing machine, central heating boiler, LVT flooring, double glazed door out to side garden



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FIRST FLOOR LANDING AREA: airing cupboard with hot water tank, loft access, spacious landing, door to:

FAMILY BATHROOM: 10'1 x 6'6, (3.07m x 1.98m), stunning family bathroom showcasing, walk in shower cubicle, wall mounted controls and forest waterfall spray, bath with wall mounted controls, and shower spray, floating vanity sink unit with mixer taps, low level w.c., chrome ladder radiator, shaver point, double glazed window, fully tiled walls, LVT flooring

BEDROOM ONE: (front): 11'5 x 11'2, (3.48m x 3.40m), gorgeous, high gloss fitted wardrobes, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite, with walk-in double shower cubicle, chrome shower with additional forest waterfall spray, floating on-bench sink unit with mixer taps, low level w.c. with recessed flush, shaver point, chrome radiator, spotlights to ceiling, modern tiling, LVT flooring

BEDROOM TWO: 12'0 x 10'7, (3.66m x 3.22m), radiator, double glazed window

BEDROOM THREE: 10'6 x 10'3, (3.20m x 3.12m), maximum measurements, radiator, double glazed window

BEDROOM FOUR: 10'7 x 8'0, (3.22m x 2.44m), maximum, radiator, double glazed window

GARAGE AND EXTERNAL: the garage has been partitioned by a stud wall by the existing owners who use one part which is accessed by the garden or the front, as a gym/studio. It has measurements of 16'7 x 8'9, (5.05m x 2.67m), with electrics and lighting, door through to second garage with measurements of: 18'2 x 9'4, (5.53m x 2.84m), electrics and lighting, overhead storage, door to the front, extensive driveway. Front and side garden area with feature lawn, borders, rear garden with patio area, lawn, borders, gated access through to the front driveway, outside tap

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Double garage/ Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

ESTATE MANAGEMENT FEE: £102 per annum

COUNCIL TAX BAND: E

EPC RATING: B

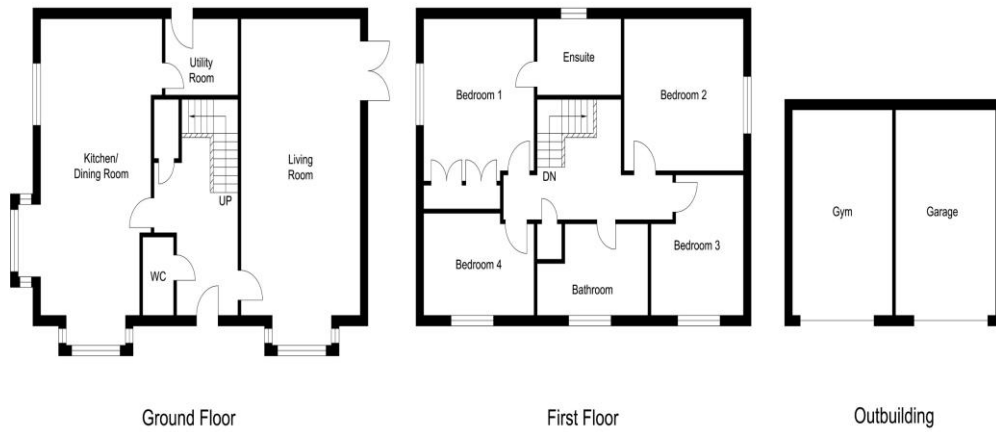
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Version 2

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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